

LUXE  
ELEMENTS

—  
AERAS







## INSPIRATIONAL DESIGN

The Urban Property invites you to take a step up by embracing the extraordinary elements and to live a life in the high 'air'.

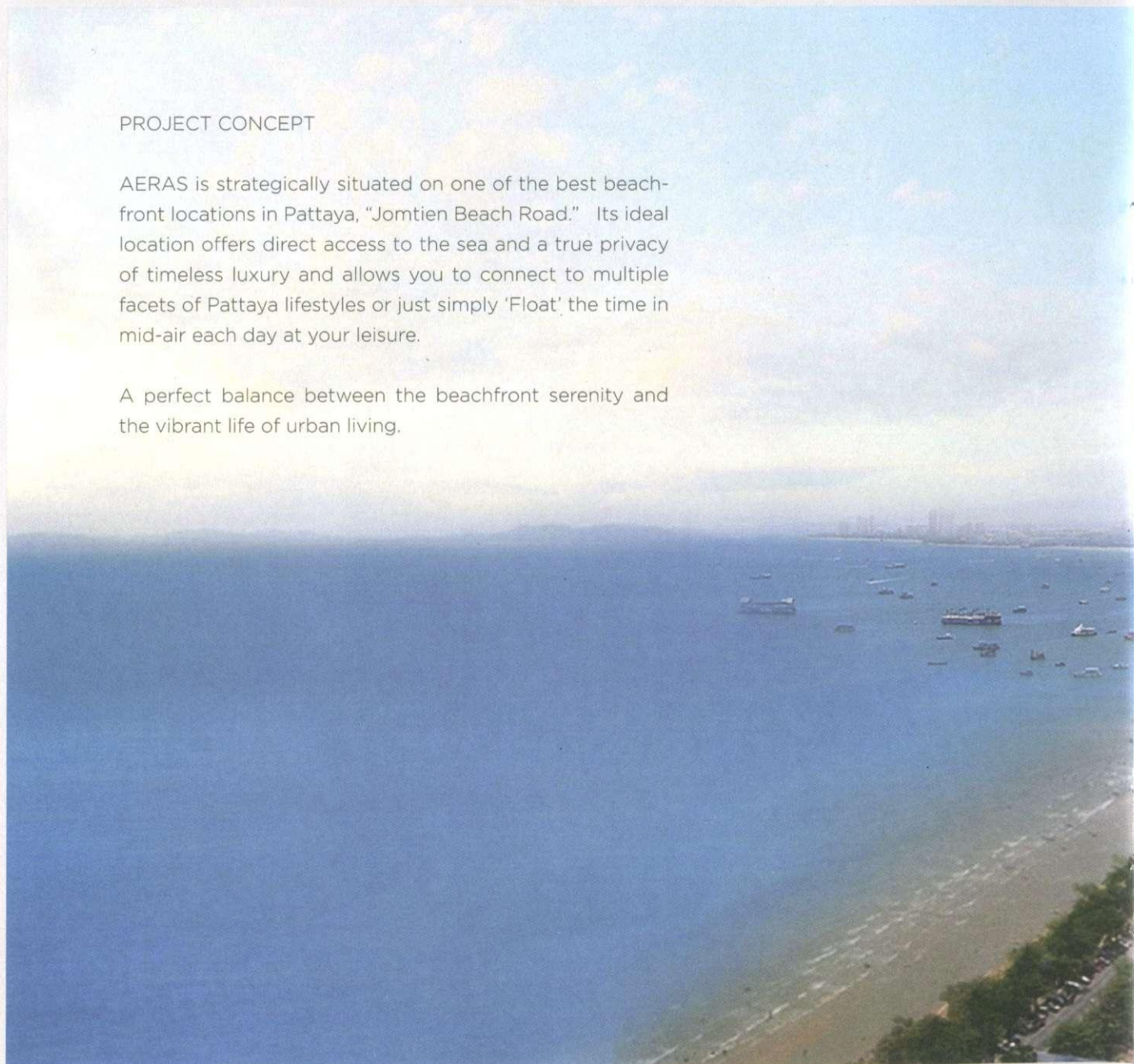
AERAS aspires to bring out the luxurious feel of the 'Elements' and infuses it with design innovation to answer all your needs.

AERAS is meticulously designed to stand tall in perfect harmony with the 'Water' Element of Jomtien beach. AERAS's daring cliff-inspired façade serves as a symbol of stability of the solid 'Earth' element, peacefully blended in with the undisturbed 'Wood' left untouched on the original land.

## PROJECT CONCEPT

AERAS is strategically situated on one of the best beachfront locations in Pattaya, "Jomtien Beach Road." Its ideal location offers direct access to the sea and a true privacy of timeless luxury and allows you to connect to multiple facets of Pattaya lifestyles or just simply 'Float' the time in mid-air each day at your leisure.

A perfect balance between the beachfront serenity and the vibrant life of urban living.







Computer Generated Images









Computer Generated Images

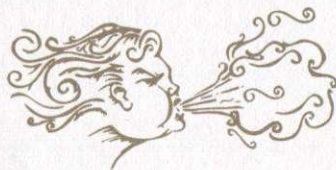
The lobby that floats between the indoor & outdoor



## PROJECT DETAIL

Project Name	AERAS 'Luxe Element' Condominium										
Project Type	Luxury Beachfront Condominium										
Developer	The Urban Property										
Project Key Features	<ul style="list-style-type: none"><li>- Panoramic Sea View Overlooking Pattaya Bay</li><li>- Beach Front Property with 5-star Hotel Standard Facilities</li><li>- Daring and Inspirational Façade Design</li><li>- Special Lighting Design</li><li>- High Quality Materials Used</li></ul>										
Location	Jomtien beachfront road , soi 17-18 , Pattaya, Chonburi										
Land Area	3 -2 -70 Rai										
Building Type	2 Luxury Towers (AETHER and AEOLUS)										
Unit Types	High-rise 38 story, 296 units, and Low-rise 4 story, 13 units										
Unit Mix	<table><tr><td>Studio</td><td>30 units</td></tr><tr><td>1 Bedroom</td><td>228 units</td></tr><tr><td>2 Bedroom</td><td>42 units</td></tr><tr><td>Duplex</td><td>6 units</td></tr><tr><td>Penthouse</td><td>3 units</td></tr></table>	Studio	30 units	1 Bedroom	228 units	2 Bedroom	42 units	Duplex	6 units	Penthouse	3 units
Studio	30 units										
1 Bedroom	228 units										
2 Bedroom	42 units										
Duplex	6 units										
Penthouse	3 units										
Security	<ul style="list-style-type: none"><li>Triple point access control</li><li>24-hr on site security guards</li><li>CCTV monitoring</li><li>Video door phone /Digital Door Lock /Key card access</li></ul>										
Parking	51 % of Total unit										
Expected Completion	Q3 of 2017										

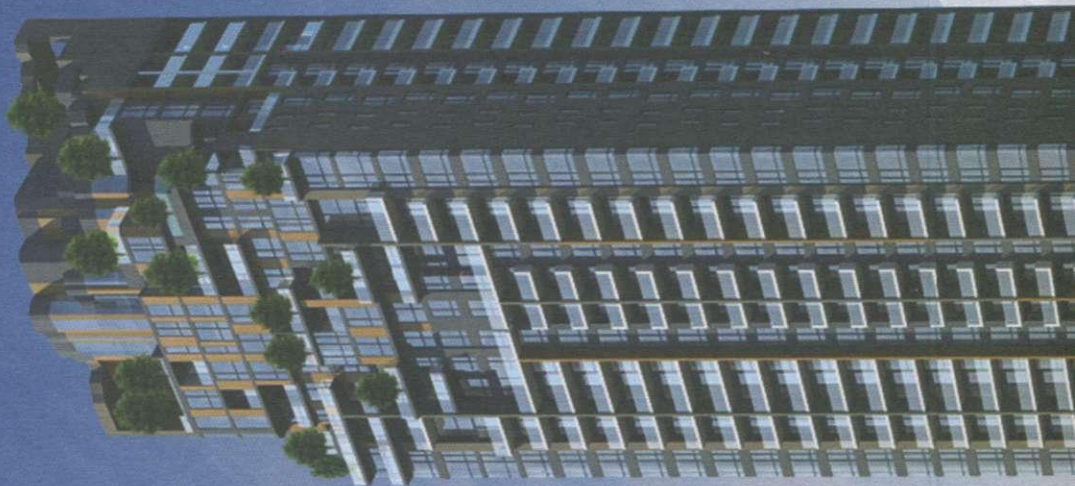




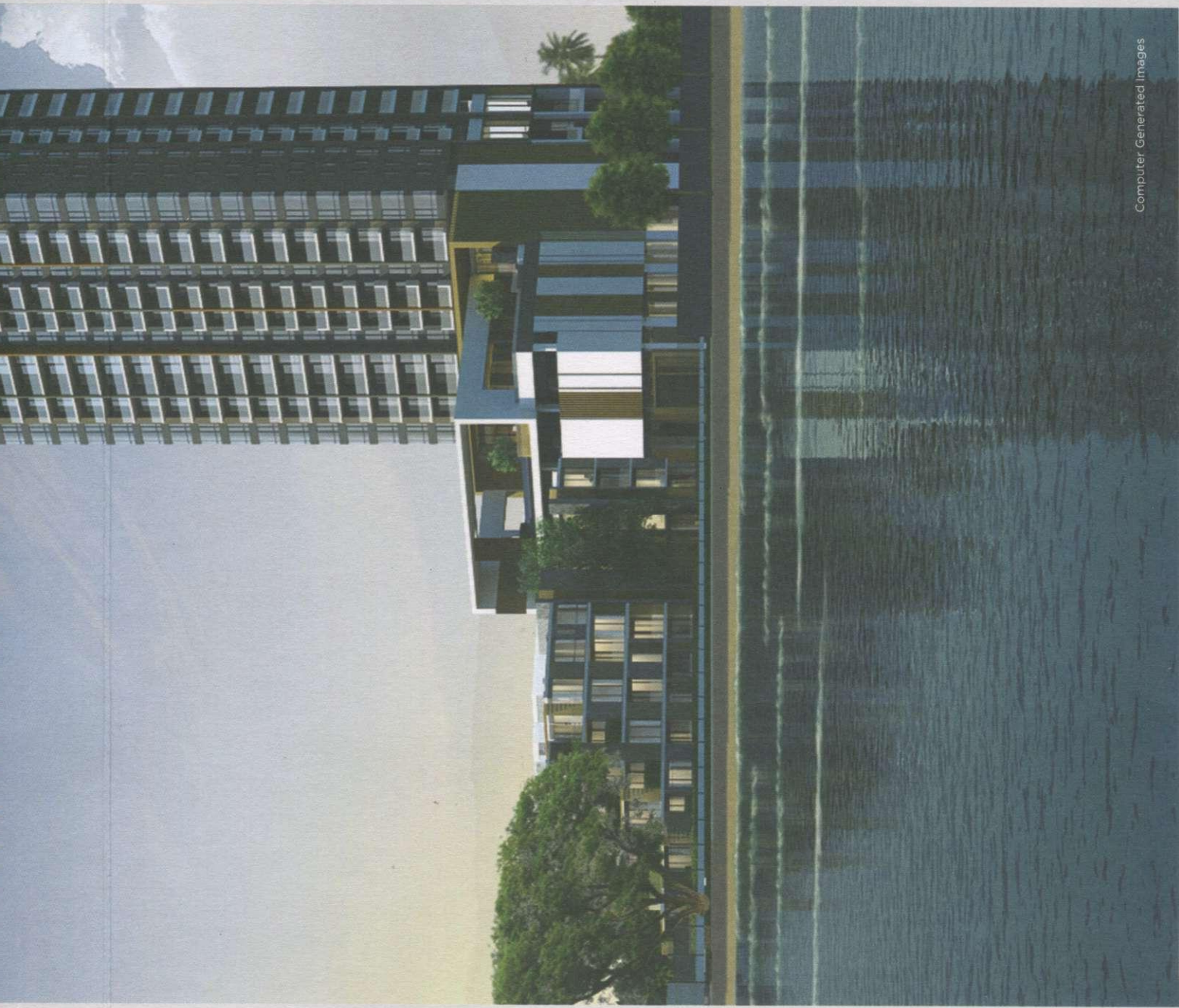
Inspired by nature's most gracious elements, the wind,

hence its origin of the name 'AERAS' in modern Greek language.











Elegantly designed facility as a 5 star-hotel for absolutely luxurious and exclusive residence. At AERAS, owner can enjoy numerous facilities located at different levels throughout the project.

With only 309 units, resident's privacy is the project ultimate goal transforming AERAS into the perfect home and holiday destination for everyone in the family.

G fl	Luxurious lobby Business center Landscaped garden Beachfront pool & sundeck Street basketball court Children's Playground Jogging track Court garden featuring Historic tree
4 fl	Squash court
5 fl	Sea view Lobby & Lounge Infinity-edged sky pool Sunken seaview lounge Fitness center Yoga room Sea view Library Steam room Game room Kid's room
38 fl	Sky Lounge Sky Garden









## INTERIOR DESIGN

AERAS redefines the definition of modern luxurious beachfront living that embraces harmonious design of nature's elements through superb quality material choices and thoughtful space layout that 'flows' through all private and public space.

Indulge in the perfect combination of both the function and the beautiful space design



Computer Generated Images





Computer Generated Images





- |    |                                      |     |                         |
|----|--------------------------------------|-----|-------------------------|
| 1. | Elegantly designed entrance          | 9.  | Fitness center          |
| 2. | Beachfront pool                      | 10. | Yoga room               |
| 3. | Beachfront sundeck                   | 11. | Steam room              |
| 4. | Jogging track                        | 12. | Game room               |
| 5. | Court garden featuring historic tree | 13. | Kid's room              |
| 6. | Infinity-edged sky pool              | 14. | Sea view library        |
| 7. | Sunken seaview lounge                | 15. | Children's playground   |
| 8. | Sea view lobby & lounge              | 16. | Street basketball court |



## THE URBAN PROPERTY

Redefining Designed Living

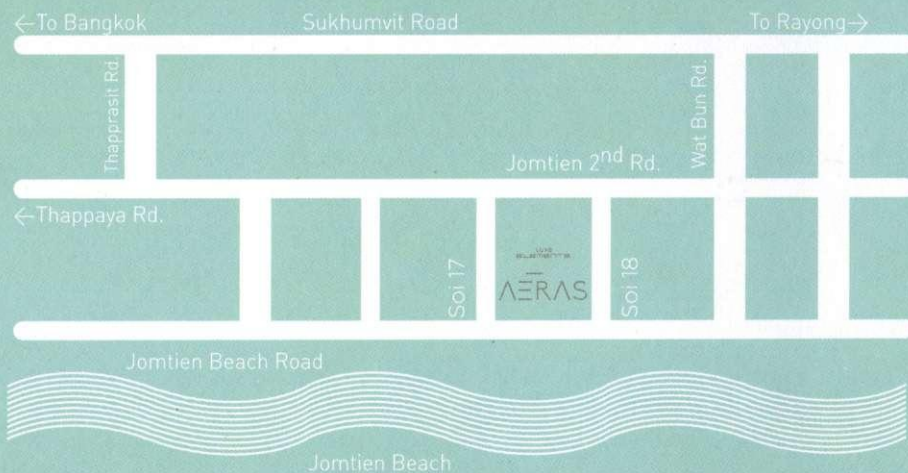
The Urban Property is a group of experienced developers with extensive background in developing and investing in the real estate in Thailand. Originally established in Pattaya, The Urban Property has expand its investment and development in Bangkok and Samutprakran as well.

The Urban property strives to develop high quality properties on prime locations at affordable price. With the focus on cutting edge functional and architectural design and the utilizing of high quality materials, we make it possible to provide the luxurious of urban living and responsive solutions for the modern lifestyle. Our developments are unique, well planned and equipped with state of the art facilities, and simply a masterpiece in their own rights.



\*\*Exclusive RENTAL PROGRAM (by the Urban Property experienced team) is available





THE URBAN  
PROPERTY

TEL (+66)82 441 3553

WWW.AERASCONDO.COM



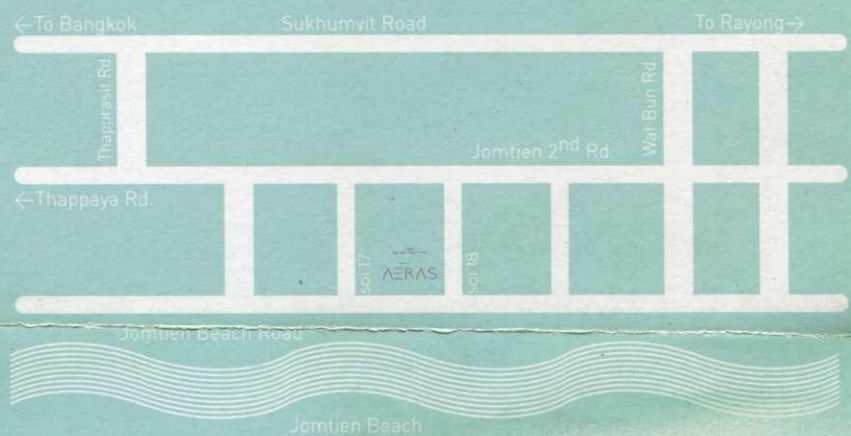
LUXE  
ELEMENTS

# AERAS

" EMBRANCE THE ELEMENTS OF EXTRAORDINARY STYLE "



## PATTAYA, THAILAND



### Project Description

Project Type	Luxury Beachfront Condominium
Developer	The Urban Property
Project Key Features	<ul style="list-style-type: none"><li>- Panoramic Sea View Overlooking Pattaya Bay</li><li>- Beach Front Property with 5 star Hotel Standard Facilities</li><li>- Daring and Inspirational facade Design</li><li>- Special Lighting Design</li></ul>
Location	Jomtien beachfront road , soi 17-18 , Pattaya, Chonburi
Land Area	3-2-70 Rai
Building Type	2 Luxury towers (AETHER and AEOLUS) High-rise 38-story (296 units) / Low rise 4-story (13 units)
Parking	51% of the total unit
Expected Completion	Q3 of 2017

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[WWW.AERASCONDO.COM](http://WWW.AERASCONDO.COM)



## Premium Facilities and Services

Grand Lobby and Reception Area  
Exclusive library  
Business Room  
Landscaped garden  
Beachfront pool & Beachfront sundeck  
Street basketball court  
Children's Playground  
Court garden featuring Historic tree  
Jogging Track  
Squash court  
Sea view Terrace Lobby & Lounge  
Infinity-edged sky pool  
Sunken sky lounge  
Fitness center  
Yoga room  
Sea view Library  
Steam room  
Game room  
Kid's room  
Sky Lounge  
Sky Garden



### Terms of Payment

Booking fee : not refundable

- THAI is 20,000 Baht

- Foreigner is 50,000 Baht

Contract signing : 7 days after booking date

- 10% of the selling price (Thai)

- 20% of the selling price (Foreigner)

Payment by installments :

- 20% for 36 months (Thai)

- 30% for 36 months (Foreigner)

### Additional Expenses

- Sinking fund is 550 Baht per Sq.m.

(one time payment to be collected on transfer date).

- Maintenance fee is 40 Baht per Sq.m. per month

(Payment 24 months in advance on transfer date).

- Installation of electricity and water meters are cost by purchaser.

- Purchaser takes responsibility for ownership transferring fees.

TYPE OF UNIT	NUMBER OF UNIT
Studio	30
1 Bedroom	248
2 Bedroom	42
Duplex	6
Penthouse	3

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Sale Gallery at Jomtien Beach Road

